

**MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON APRIL 21, 2021
(Approved May 19, 2021)**

The Planning Commission held their monthly meeting on Wednesday, April 21, 2021. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, Larry Tietjen, and Paul Lacon. Also present were Marjorie Brown, Township Solicitor, Rick Tralies, Township Planner and Brady Flaharty, Township Engineer.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

AGENDA

Mr. Woessner stated there is an additional item for the agenda tonight regarding a sewage planning module. Mrs. Alexis made a motion to accept the agenda as amended. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

MINUTES

Mrs. Alexis made a motion to accept the minutes as presented for March 17, 2021. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

R&S Land Development – 2300 New Schuylkill Road (Resubmission)

John Iannozzi, Attorney, representing R&S Land Development gave an overview of the 2-lot subdivision for R&S Land Development. Lot 2 will not be used at this time it will just be a grass field, Lot 1 they are proposing specialty contractor landscape use which includes an office and warehouse. R&S Land Development's Engineer, Stephen Tabakelis, reviewed the waivers they are requesting. A discussion ensued. Ms. Brown indicated the Planning Commission will make a recommendation on preliminary plan approval after a draft Resolution is prepared which has all the waivers and conditions included in it and it won't be available until the next Planning Commission meeting on May 19, 2021. R&S Land Development is to update and resubmit the waiver requests.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Mr. Flaharty stated the Township is in receipt of a Sewage Facilities Planning Module for 27 Sylvan Drive. They have a failing on-lot system at this location and are looking to replace it. Mr. Tietjen made a motion to approve Component 4A of the Sewage Facilities Planning Module and for Mr. Woessner to sign it. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Review of Agricultural Security Area Seven Year Review Draft Resolution

Ms. Brown gave some background information regarding the Agricultural Security Area Seven Year Review and stated they cleaned up some past discrepancies. A discussion ensued. Mrs. Alexis made a motion to recommend the Board of Supervisors adopt the Resolution. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

Discussion re: Growing Greener Revised Draft Ordinances

Mr. Tralies stated that Ms. Brown and himself have not yet worked on Section 109 (Greenway Land Permanent Protection) or Section 110 (Greenway Land Ownership and Maintenance). Mr. Tralies stated he updated the Zoning Ordinance based on his notes from the past several months of Planning Commission meetings and provided them with clean and track change versions. He also provided

them with clean and track change versions of the three SALDO sections. A discussion ensued regarding sewage systems in the open space. A review of the updated Zoning Ordinance proceeded. A discussion ensued. Mr. Tralies plans on having Mr. Flaharty review the Growing Greener draft Ordinances. He will make the revisions that were discussed tonight and bring it back to the May meeting.

Northern Federation Update

Nothing to report at this time.

Historical Commission Update

Nothing to report at this time.

Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

ADJOURNMENT

Mrs. Alexis moved to adjourn the meeting at 9:20 pm. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary